Homeword

Sustainable Communities for All

Rental Homes and Montana's Economy

homes are where jobs go to sleep

Rentals and renters contribute over $1.1 trillion annually to the U.S economy

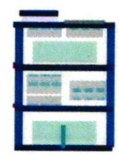
Rental Homes Montanans Can Afford

Create Local Jobs
(100 LIHTC homes)

- 161 local jobs during construction
- 44 local jobs annually recurring
- Builders, suppliers, property managers...

Increase Local Consumer Spending

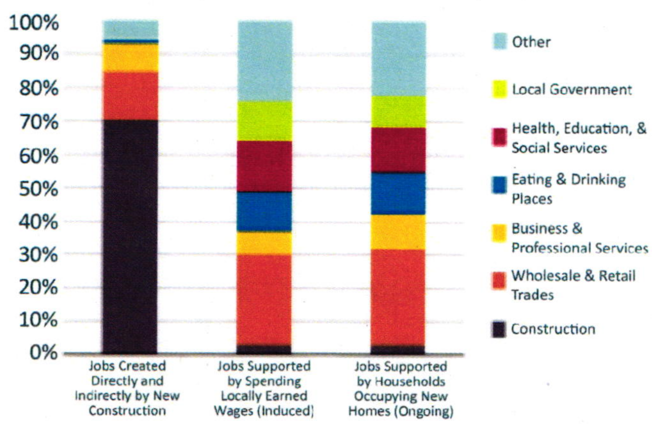
- Renters spend in their community
- More $ spent on goods and services
- Retail, restaurants, health, education...



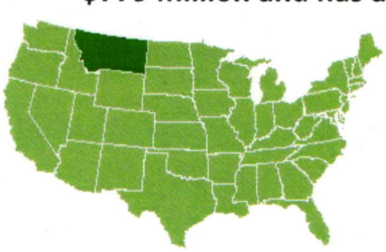
Strengthen Local Businesses

- Communities attract new businesses
- Employers retain quality workers
- Businesses stay in local community

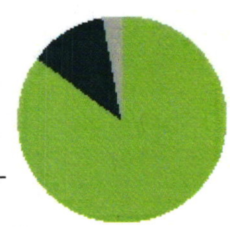
Types of Jobs Created During and After the Construction of a 100-Unit Family LIHTC Property



Montana's annual apartment construction, operations and renter spending is over $779 million and has an economic distribution (ripple effect) of $1.6 billion



85% Renter Spending	*$1,356,735,967*
12% Operations	*$189,969,499*
3% Construction	*$47,308,149*
Total Distribution	***$1.6 Billion***



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LIHTC = Low Income Housing Tax Credit
Sources: National Association of Home Builders; The Fuller Report

How the Low Income Housing Tax Credit Works

Tax credits used by developers to bridge building costs because quality, affordable homes cost the same as market rate homes but rents are lower

Each state allocates housing tax credits from IRS based on population

Developers apply for tax credits and projects are selected based on competitive application criteria

State housing agencies select projects to award tax credits to

Developers convert tax credits into cash by selling them to private entities who use them to offset tax liability

Developers build homes people earning 60% or less of Area Median Income can afford and infuse millions into local economy

Homes for people earning 60% or less of Area Median Income